

***REVISED* STAFF REPORT**

DATE: June 28, 2017

TO: Board of Adjustment

FROM: Zoning Administration
Planning & Development
Services Department

ACTIVITY NO. T17SA00147

**C10-17-09 MEISTER RESIDENCE DETACHED RV GARAGE / MARVIN AND
NANCY MEISTER / 11946 EAST SAGUARO CREST PLACE, SR**

The applicants' property is an approximately 144,000 square foot lot zoned SR "Suburban Ranch" and is developed with a single-family residence. The applicants are proposing to construct a new 1,152 square foot detached accessory structure (RV garage) with a building height of 19 feet.

THE APPLICANTS' REQUEST TO THE BOARD

The applicants are requesting the following variance:

- 1) Allow the detached garage to be constructed with a building height of 19' as measured from design grade to the top of the parapet wall, which exceeds the 12' height limit, all as shown on the submitted plans.

APPLICABLE TUCSON ZONING CODE SECTIONS

Tucson *Unified Development Code (UDC)* sections applicable to this project include, in part, the following:

Section 4.7.4 *Suburban Ranch Zone (SR)* and Table 4.8-1 *Permitted Uses – Rural and Suburban Residential Zones* which provide the use criteria in the SR zone; and

Section 6.6.3 *Specifically Within Residential Zones*, which provide the development standards applicable to all accessory structures in a residential zone.

GENERAL DEVELOPMENT INFORMATION

Zoning and Land Use

SITE: ZONED SR; (single-family residential)

North: Zoned SR and Pima County SR; (single-family residential)

South: Zoned Pima County SR; (vacant lot and single-family residential)

East: Zoned SR; (vacant lot)

West: Zoned SR; (single-family residential)

RELATED PLAN REVIEWS

Engineering

The Engineering Section of Planning and Development Services Department has no objection or adverse comments to the new location of the garage.

BOARD OF ADJUSTMENT FINDINGS

The Board of Adjustment can hear and decide a variance request from the regulations listed in the *Unified Development Code*. The Board may grant a variance only if it finds the following:

1. That, because there are special circumstances applicable to the property, strict enforcement of the *UDC* will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district.
2. That such special circumstances were not self-imposed or created by the owner or one in possession of the property.
3. That the variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.
4. That, because of special circumstances applicable to the property, including its size, shape, topography, location, and surroundings, the property cannot reasonably be developed in conformity with the provisions of the *UDC*.
5. That the granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
6. That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase congestion, or substantially diminish or impair property values within the neighborhood.
7. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the *UDC* provisions which are in question.

ZONING ADMINISTRATION CONSIDERATIONS

The applicants' property is an approximately 144,000 square foot lot zoned SR "Suburban Ranch" and is developed with a single-family residence. The applicants are proposing to construct a new 1,152 square foot detached accessory structure (RV garage) with a building height of 19 feet. The proposed construction triggers compliance with Tucson *Unified Development Code (UDC)* sections applicable to the new construction.

Garage Height

Per *UDC* Section 6.6.3, detached accessory structures are limited to a maximum height of 12'. The garage is proposed to be constructed with a height of 19' as measured from design grade to the top of the parapet wall. The structure will be taller than the allowable height for accessory structures by 7'.

Discussion

The property is located west of Saguaro National Park in a gated community consisting of large lots developed as single-family residential. The subject property's development is determined by existing site conditions, topography and preservation of saguaros on-site. The residence is located on the east side of the parcel, with the remainder of the property left undeveloped.

The proposed 1,152 square foot garage is being constructed to store the applicants' RV. The garage as proposed will match the architectural design of the existing residence. The increase in the height of the garage is intended to allow sufficient clearance for an RV, the overhead door, and ceiling joists. The parapet adds to the height, but it is a feature that closely matches the residence. Attaching the garage to the residence would allow a height of 30' without the need for a variance; however, this is not feasible due to the design and layout of the home. The applicants have taken into consideration the concerns expressed by the Saguaro Trails community and found a more suitable location to construct the garage than previously proposed. The new building pad of the garage will be located south of the existing residence, eliminating the previous need for a variance to allow the building in the front yard area. The garage will meet side and rear perimeter yard setbacks and oriented so that the garage door faces west. A portion of the building will cut into the hillside, which will make the roofline of the garage lower than the highest point of the residence. The new location and orientation of the garage will address the main concern of the building being visible from the street.

Conclusion

Given the special circumstances of the property, and that it is reasonable to provide protection for an RV from the elements, staff supports the requested variance based on the following:

- Special circumstances exist such as the design and layout of the residence that restrict attaching the garage to the home;
- The proposal will not impair an adequate supply of light and air to adjacent property, substantially increase congestion, or substantially diminish or impair property values within the neighborhood given that garage will match the architectural design of the residence, and is in compliance with setbacks; and
- The proposal is the minimum requested to afford relief given that the increased height will accommodate an RV, but will also be lower than the highest point of the residence because of the lower elevation of the building pad.

NEIGHBORHOOD CONTACT (BY APPLICANT)

See the attached neighborhood notification dated March 16, 2017 and the summary of the onsite meeting dated March 30, 2017. In addition, a follow-up notice dated June 8, 2017, was sent to the neighbors in regards to the new location of the garage.

PLANNING & DEVELOPMENT SERVICES RECOMMENDATION

PDSD staff recommends approval of the applicants' requested variance, subject to the following condition:

- A. The garage shall be located behind the existing residence, as shown on the revised plans received by staff on June 2, 2017.

It is the opinion of staff that there are special circumstances applicable to the property; that granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and that the variance requested is the minimum needed to afford relief and the least modification possible of those *UDC* provisions which are in question.

Mark Castro, Lead Planner
for
Russlyn Wells, Acting Zoning Administrator

RW:mc: s/zoning administration/ba/1709rev.doc



BOARD OF ADJUSTMENT VARIANCE APPLICATION

Rev'd 4/3/17
*(Signature)*Case Number: C10-17-09 Activity Number: T17SA00147 Date Accepted: 4/6/17**PROPERTY LOCATION INFORMATION**Property Address: 11946 E. Saguaro Crest Place Tucson 85747Project Description: Detached RV GarageZoning: RX-1 zone (SFR) Property Size (sqft): 144,000 sq. ft.Number of Existing Buildings: 1 Number of Stories: 1 Height: 18'Legal Description: Campbell Ave Acres w70' of e90' of lot 8 BLK 6Pima County Tax Parcel Number/s: 205-66-1240**APPLICANT INFORMATION** (The person processing the application and designated to receive notices):APPLICANT: Nancy and Marv MeisterADDRESS: 11946 E. Saguaro Crest Place Tucson 85747PHONE: (847) 514-8790 FAX: () EMAIL: mmeister01@gmail.comPROPERTY OWNER (If ownership in escrow, please note): sameADDRESS: abovePHONE: () FAX: () EMAIL:

PROJECT TYPE (check all that apply):

- ☐ New building on vacant land
☐ New addition to existing building
☐ Existing building needs permits
☐ Landscaping / Screening substitution

- ☐ Change of use to existing building
☒ New building on developed land
☐ Modification to wall/fence height
☐ Other _____

Related Permitted Activity Number(s): T17CM01296

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

Marv Meister *Nancy Meister*
SIGNATURE OF OWNER/APPLICANT

4-2-17
Date

**BOARD OF ADJUSTMENT - PROJECT DESCRIPTION**

Provide a description of the project including, but not limited to its lot area, square footage of proposed or existing structures, proposed use/s, is a multiphase project, etc. If this project is the subject of a rezoning or special exception request, HPZ review, or a zoning violation, please provide current status of that case.

We are applying for two variances for an 1152 sq. ft. RV garage. The first is for the height, which will need to exceed the 12-ft. limit due to the height of our RV. We need a 14-ft. tall door; therefore the shortest structure that we can build is 19 ft.. The second variance is due to the location of the garage on our lot. Unfortunately, due to the topography, even with a 3 acre lot, we have very few locations that we are able to build this size garage. Our primary and secondary septic field is using the location at the south end of the driveway. The second location is a level pad, but unfortunately it is located extremely close to the neighbor's property and also would require its own driveway. The third spot on our lot is the one we have chosen which is located to the west of our house, but a portion of the garage would be built between the north edge of the house and the front street lot line, therefore requiring the second variance. This location would disturb the least amount of the lot's natural vegetation and land, utilizing the existing driveway with a small section to be paved to get to the RV garage. With minimal amount of work, this pad would also be approximately 4 ft. lower than the finished floor of our home. Our intent is to cut the building pad down as low as possible, thereby reducing the profile of the building. This will help to reduce the impact of such a tall structure in the neighborhood. We have worked closely with the architectural committee in the HOA. After several changes, we have agreed upon the plans presented to you. We have incorporated many aspects of our existing home's design and building materials into the garage design, in order for it to resemble more of an in-law arrangement than an RV garage. We have chosen 8 ft. high side doors to help give the illusion of a shorter building. The location of the proposed building cannot be too far back on the pad because of the large stand of saguaros. We have been in contact with the AZ State Agriculture Dept., who contacted a horticulture specialist at the University of AZ on our behalf. They suggested that even though you are allowed to build within 5 ft. of a saguaro, it was suggested that we should stay back a minimum of 20 ft. We feel that the location we have chosen would have the least impact on the natural vegetation and disturb the least amount of ground. We hope after you review the topography of the lot and make your site visit you will come to the same conclusion.

Case Number: C10- 17- 09 Activity Number: T17SA00147



APPLICANT'S REQUEST TO THE BOARD OF ADJUSTMENT

Provide applicable UDC Section reference, what is required and what is proposed/provided for each variance requested.

RX-1 zone (UDC 4.7.6) A single family residence (SFR) is a permitted use in this zone. (Table 4.8-2)

See use-specific standards 4.9.7.B.5-9. UDC 6.6.3 Specifically within residential zones:

B. Detached accessory buildings are not permitted in the buildable area extending the full width of the lot between the principle building and the front street lot line, except for terraces and steps not over three feet high above the natural grade, paved areas, and or walls;

C. Accessory structures shall not exceed 12' in height, unless attached to a principal structure, if attached to the principal structure, maximum height permitted shall be the same as for the principal structure.

We are requesting two variances for building a detached 19' in height RV garage. The proposed garage will exceed 12' and a portion of the garage would be located beyond the north edge of the existing home and the front street lot line, therefore requiring variances.

Case Number: C10- 17-09

Activity Number: T17SA00147



BOARD OF ADJUSTMENT – REQUIRED FINDINGS

Arizona State Statutes and UDC Section 3.10.3.K. state that the Board may grant a variance only if the variance request complies with each and every one of these "Findings" in full. It is up to the applicant to explain to the Board how the request complies with each Finding. **Important Note:** Do not leave any "Finding" unanswered or marked "Not Applicable" or "N/A".

1. That, because there are special circumstances applicable to the property, strict enforcement of the UDC will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;

The topography of the 3 acre lot is unique in that it has 3 possible buildable pads: 1) location of current septic fields, 2) extremely close to neighbor, 3) proposed and chosen site which also has a lower elevation than house to help conceal height. There is no buildable area to attach the proposed garage to either side of the house, forcing the garage to be detached and requiring the variances to develop the pad for RV shelter.

2. That such special circumstances were not self-imposed or created by the owner or one in possession of the property;

The topography of the land and/or the existing conditions were not created by the property owners.

3. That the variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;

We are requesting to build an RV garage which is located in a logical place based upon the topography of the lot.

4. That, because of special circumstances applicable to the property, including its size, shape, topography, location, and surroundings, the property cannot reasonably be developed in conformity with the provisions of the UDC;

Our existing home is built towards rear of property line. The chosen buildable site/footprint allows for minimal disruption of plant life and natural land topography. The topography's pads include the current septic fields, extreme proximity to the neighbor's home, and the chosen site which is detached from the existing home, of which there is no buildable area to attach the proposed garage to either side.

Case Number: C10-

17-09

Activity Number:

T17SA00147



BOARD OF ADJUSTMENT – REQUIRED FINDINGS (CONTINUED)

5. That the granting of the variance shall not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

The building was designed in cooperation with the neighborhood HOA's review committee; design elements from the existing home were incorporated into the proposed garage structure.

6. That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase congestion, or substantially diminish or impair property values within the neighborhood; and,

The proposed structure is located over 100 ft. from any building.

7. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the UDC provisions that are in question.

The proposed building is located as far back as possible from the front street line of the property without endangering a large stand of saguaros; elevation of proposed building is as low as possible, still allowing for a 14 ft. door.

Case Number: C10- 17-09

Activity Number: T17SA00147



CDRC TRANSMITTAL

FROM: Andrew Connor, Planner

PROJECT: T17CM01296 444 S. 11946 E Saguaro Crest Place.

TRANSMITTAL: February 16, 2017

COMMENTS: The following comments are for the purpose of applying for a variance before the Board of Adjustment (UDC Section 3.10.1).

This site is located in the RX-1 zone (UDC 4.7.6). A single-family residence (SFR) is a permitted use in this zone (Table 4.8-2). See Use-Specific Standards 4.9.7.B.5 - 9.

UDC 6.6.3. SPECIFICALLY WITHIN RESIDENTIAL ZONES

B. Detached accessory buildings are not permitted in the buildable area extending the full width of the lot between the principal building and the front street lot line, except for terraces and steps not over three feet high above the natural grade, paved areas, and fences or walls;

C. Accessory structures shall not exceed 12 feet in height, unless attached to a principal structure. If attached to the principal structure, maximum height permitted shall be the same as for the principal structure.

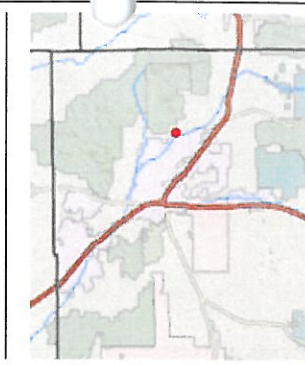
The applicant is proposing a detached 19' structure located within the front yard. Board of Adjustment Variance approval is necessary to continue zoning review.

BoA Req
2-16-17
e

PimaMaps Print

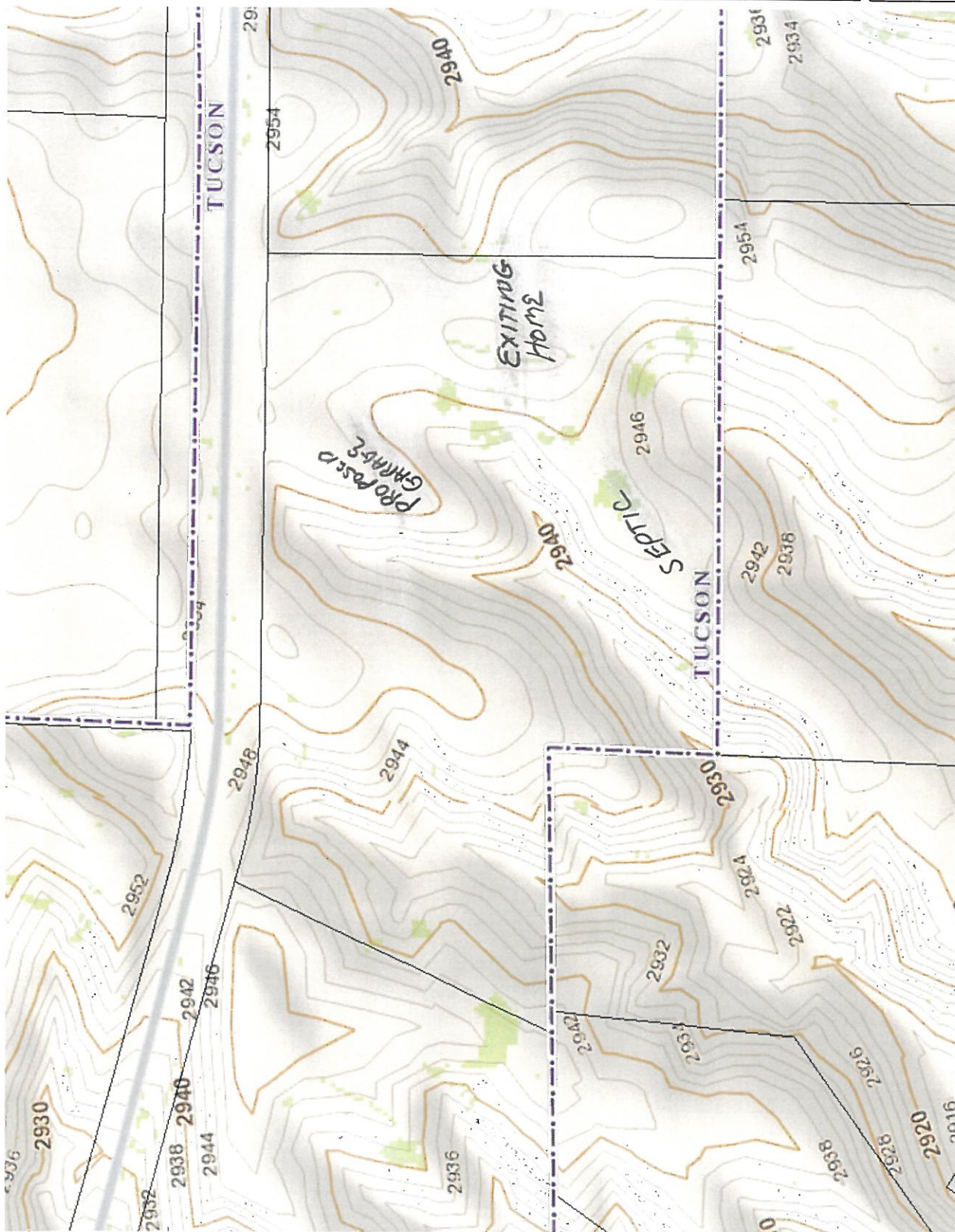
Legend

☐ Parcels

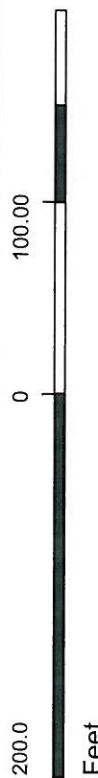


Notes:

10/4/2016



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map are subject to Pima County's ITD GIS disclaimer and use restrictions.



Book-Map-Parcel: 205-66-1240

[Oblique Image](#)

Tax Year:

Tax Area: 2050

Property Address:

Street No Street Direction
11946 E SAGUARO CREST PL

Street Name

Location
Tucson

Taxpayer Information:

MEISTER MARVIN & NANCY CP/RS
795 PARK LN
HOFFMAN ESTATES IL

Property Description:

SAGUARO TRAILS LOT 0003

60192- 1421

Valuation Data:

Valuation Year	Legal Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2016	Res Other (4)	10.0	\$317,019	\$289,288	\$28,929
2017	Primary Res (3)	10.0	\$325,574	\$303,752	\$30,375

Property Information:

Section: 5 *
Town: 15.0
Range: 16.0E
Map & Plat: 48/54
Block:
Tract:
Rule B District: 5
Land Measure: 1.00S
Group Code:
Census Tract: 4028
Use Code: 0143 (SFR GRADE 010-4 RURAL SUBDIVIDED)
File Id: 1
Date of Last Change: 9/15/2015

Residential Characteristics:

Property Appraiser: Rich Boepple Phone: 520-724-3041

Appraisal Date:	8/1/2002	Property Type:	Single Family Residence
Processed:	9/13/2002	Area ID:	Ed 19-080171-20-4
Building Class:	4	Physical Condition:	Good
Total Livable Area:	2,513	Garage Type:	Garage
Effective Construction Year:	2002	Garage Capacity:	3
Stories:	1.0	Patio Type:	Covered
Rooms:	8	Patio Number:	3
Quality:	Good	Pool Area:	450
Exterior Walls:	Framed Wood	Valuation Type:	00
Roof Type:	Built Up	Total Main:	\$353,885
Heating:	Forced	Total Control:	\$353,885
Cooling:	Refrigeration	Total Actual:	\$325,574
Bath Fixtures:	11	FCV Adjustment Factor:	1.000
Enhancement:	\$6,900	Last Action:	0821

Description	Quality	Construction	Value
Workshop	Average	Frame Stucco	\$6,900

Valuation Area:

Condo Market: 91
DOR Market: 61
MFR Neighborhood: EAST_SOUTHEAST
SFR Neighborhood: 08017120
SFR District: 19

Sales Information:

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20151760268	1	06/2015	Single Family	\$385,000	\$401,489	Y	W1 Aut

Supervisor District:

(4) RAY CARROLL

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
20151760268	0	0	6/25/2015	WARRANTY DEED
20123380829	0	0	12/3/2012	QUIT CLAIM DEED
20123380831	0	0	12/3/2012	QUIT CLAIM DEED
20060830641	12794	3789	5/1/2006	JOINT TENANCY DEED
20060830643	12794	3800	5/1/2006	WARRANTY DEED
20051620028	12621	161	8/22/2005	QUIT CLAIM DEED

0 10785 440 4/29/1998

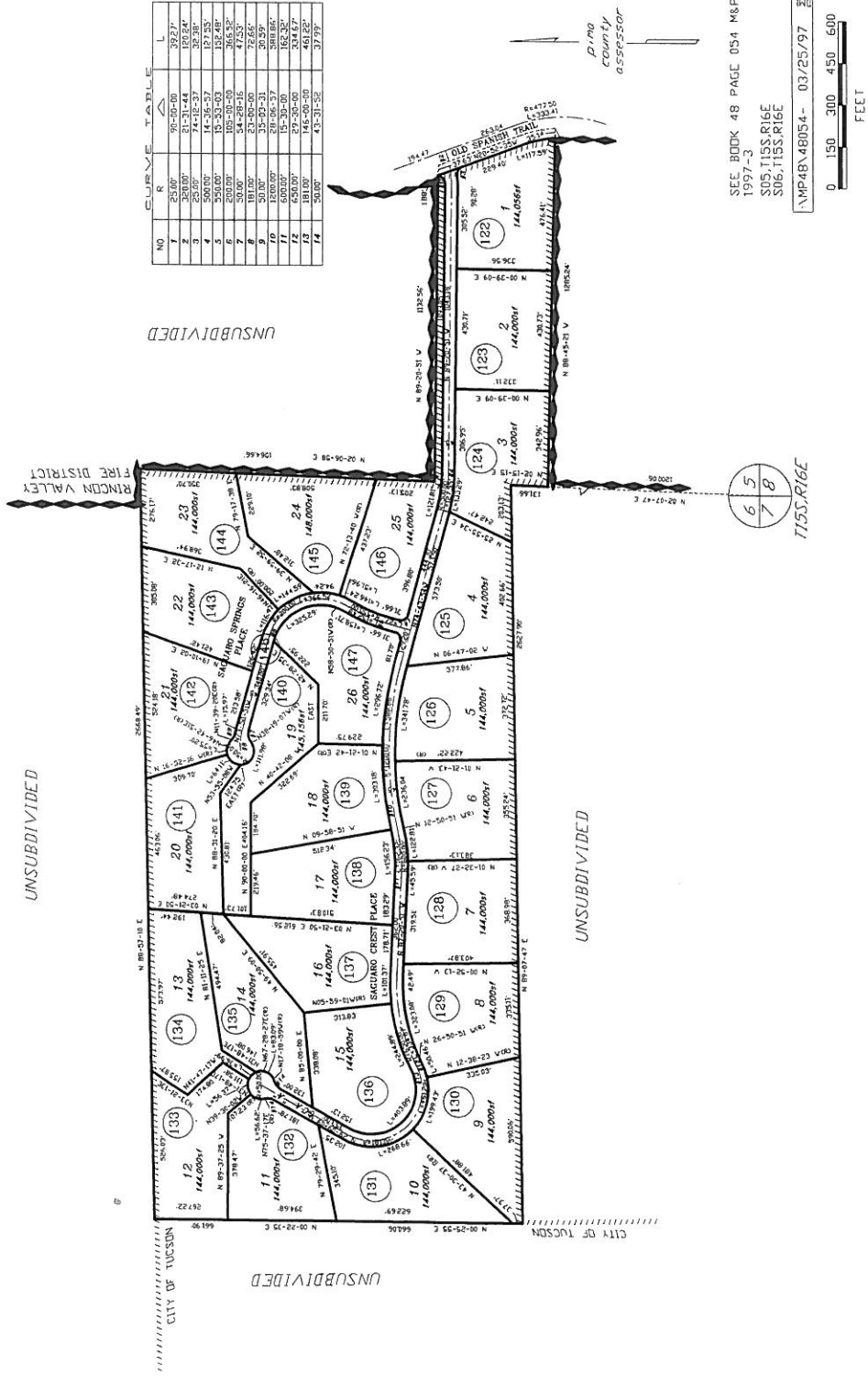
Petition Information:

Tax Year	Owner's Estimate	Petition	SBOE
2006	\$304,756		
2004	\$285,384		

Parcel Note: Click to see/expand 7 note(s)

ASSESSOR'S RECORD MAP SAGUARO TRAILS LOTS 001-026 & COMMON AREA A

205-66



SEE BOOK 48 PAGE 054 M&P
1997-3
S05, T155, R16E
S06, T155, R16E
NMP48\48054- 03/25/97

0 150 300 450 600
FEET

March 16, 2017

Subject: Neighborhood Meeting for our Board of Adjustment Variance Application – property addressed as 11946 East Saguaro Crest Place (Lot 3) Tucson, AZ 85747

Dear Neighbor,

We are proposing a detached 19' RV garage. The garage is proposed to be located west of the current driveway, extending beyond the front of the house.

Per the City of Tucson Unified Development Code: the following comments are for the purpose of applying for a variance before the Board of Adjustment (UDC Section 3.10.1). This site is located in the RX-1 zone (UDC 4.7.6). A single-family residence (SFR) is a permitted use in this zone (Table 4.8-2). See Use-Specific Standards 4.9.7.B.5-9.

Therefore this project will require a variance to the code requirements. The variances we are seeking are: UDC 6.6.3 specifically within residential zones –

- B. Detached accessory buildings are not permitted in the buildable area extending the full width of the lot between the principal building and the front street lot line, except for terraces and steps not over three feet high above the natural grade, paved areas, and fences or walls;
- C. Accessory structures shall not exceed 12 feet in height, unless attached to a principal structure. If attached to the principal structure, maximum height permitted shall be the same as for the principal structure.

Prior to submitting our variance application to the City of Tucson Planning & Development Services Department, we are required to offer to meet with our neighbors to discuss our project and answer any questions and address any concerns you might have.

The meeting will be held on March 30, 2017, at 5:00 P.M., at our property addressed as 11946 E. Saguaro Crest Place Tucson, AZ 85747. There will be an attendance sheet at the meeting. Please be sure to sign in. If you are not able to attend the meeting and have questions and/or concerns, feel free to contact us at: 847-514-8790(Mel) or via email mmeister01@gmail.com.

A formal application for the variances will be submitted to the City of Tucson Planning & Development Services Department. Once our application is processed, we will be scheduled for a Board of Adjustment public hearing in which you may attend and speak at if so desired. You will receive an official notice from the City as to the date, time, and place of the Board of Adjustment public hearing, as well as a comment form that you may fill out regarding our project.

Thank you and we look forward to meeting with you.

The block contains two handwritten signatures in black ink. The first signature is 'Nancy Meister' in a cursive script. The second signature is 'Mel Meister' in a similar cursive script, positioned directly below the first.

Nancy and Mel Meister (Lot 3)

On-Site Meeting Sign-In

RE: Proposed 19' RV garage - required variances:

- Detached accessory building in area extending width of the lot between the principal building and front street lot line
- Accessory structure exceeds 12 ft.

Nancy and Mel Meister
11946 E. Saguaro Crest Place
Tucson, AZ 85747

Date: 5:00 P.M.; March 30, 2017

1. KARL & TK ROSWORTH
2. JERROD & JO MASON / SUCHERMAN
3. Tim Brown
4. Judy WAKE
5. Pat Rech
6. Debra Jones
7. Dominick Alperti
8. Amey Rullen
9. Marjorie Robinson
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____

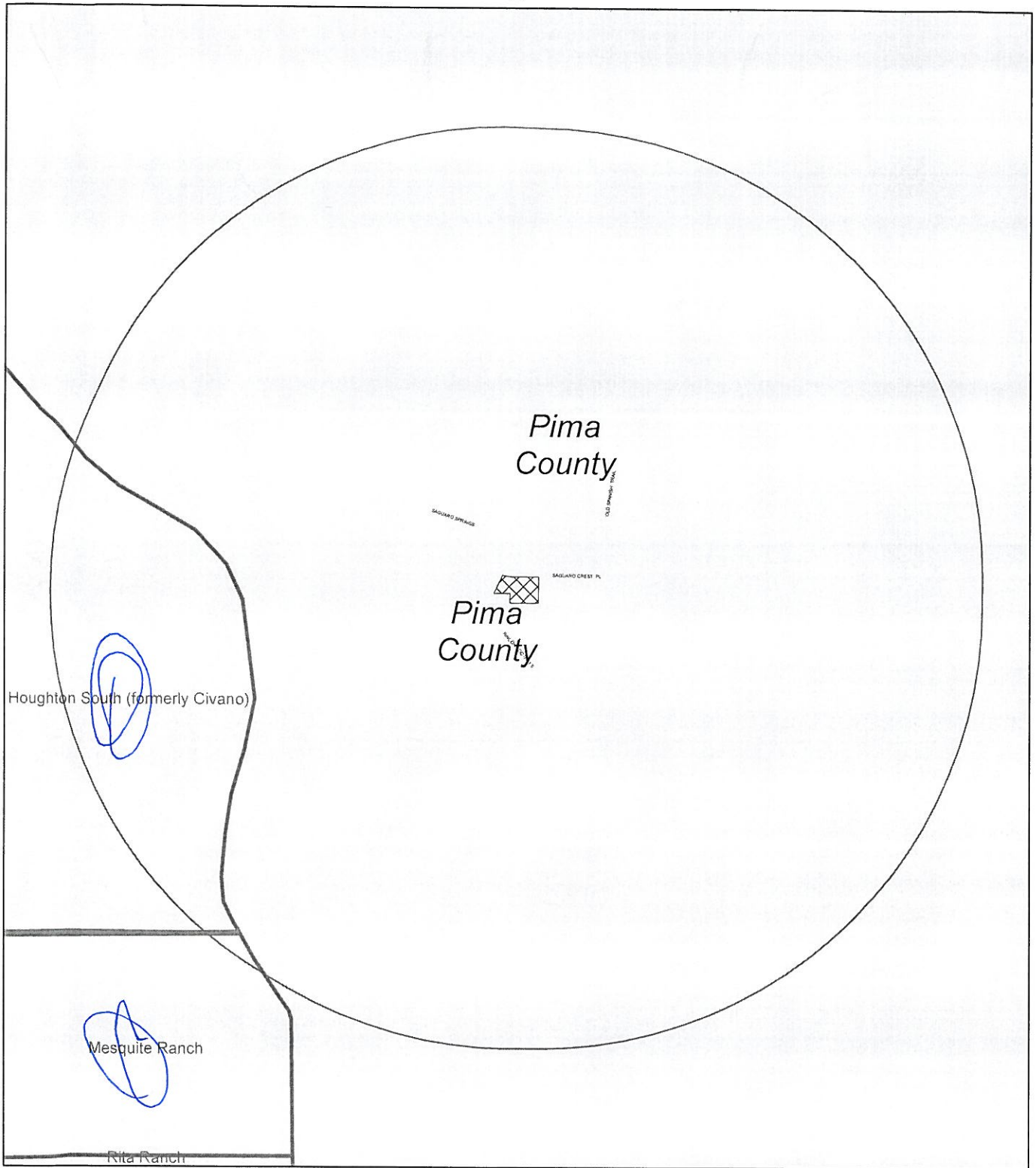
On-Site Meeting - Comment Summary

Nancy and Mel Meister
11946 E. Saguaro Crest Place
Tucson, AZ 85747

Date: 5:00 P.M., 3-30-2017

Prior to the neighborhood meeting, we staked out the size of the proposed garage using PVC poles to represent the size and height. Eleven people were present at the neighborhood meeting. The discussion and purpose of the meeting was on the subjects of two required variances that are being applied for per the City of Tucson. Of the eleven neighbors present, three voices expressed three general concerns for the proposed detached RV garage. The first inquiry was the choice of the building's placement on the lot. They questioned why we are not building near the south end of the driveway. The response to this concern was lengthy: "Unfortunately even with a 3-acre lot, due to the lot's topography, we have very few locations that we are able to build the size garage needed for an RV." Further explanation stated, "The location at the end of the driveway is where the primary and secondary septic fields are located. There is a second level pad located close to the neighbor's property, under power lines, and also would require its own driveway. The third build-able spot on the lot is the one we have chosen. This location would disturb the least amount of the lot's natural vegetation and land, utilizing the existing driveway with a small section to be paved to get to the RV garage. It is also approximately 4' lower than the finished floor of our home, helping to reduce the impact of such a tall structure in the neighborhood." The second concern was regarding why the height is proposed at 19'. The explanation was given that in order to fit an RV into a garage, the door needs to be 14' tall, add clearance for the overhead door, the height of the ceiling joists, and then the add minimal height parapet to architecturally match the home, and that adds up the 19' height." Lastly, a neighbor asked if she had the ability to voice concerns again at another meeting. This neighbor was told she is welcome to attend the City's Board of Adjustment public hearing, held on May 24.

Board of Adjustment
T17PRE0017 - Saguaro Crest Place



☒ Petitioned Area ☐ 300' Notification Area ☐ Properties Noticed ☐ Zoning Boundary

SR Existing Zoning of Petitioned Area
Address: 11946 E. Saguaro Crest Place
Base Map: Sec.5 T.15 R.16

Created by: JR, 3/9/2017



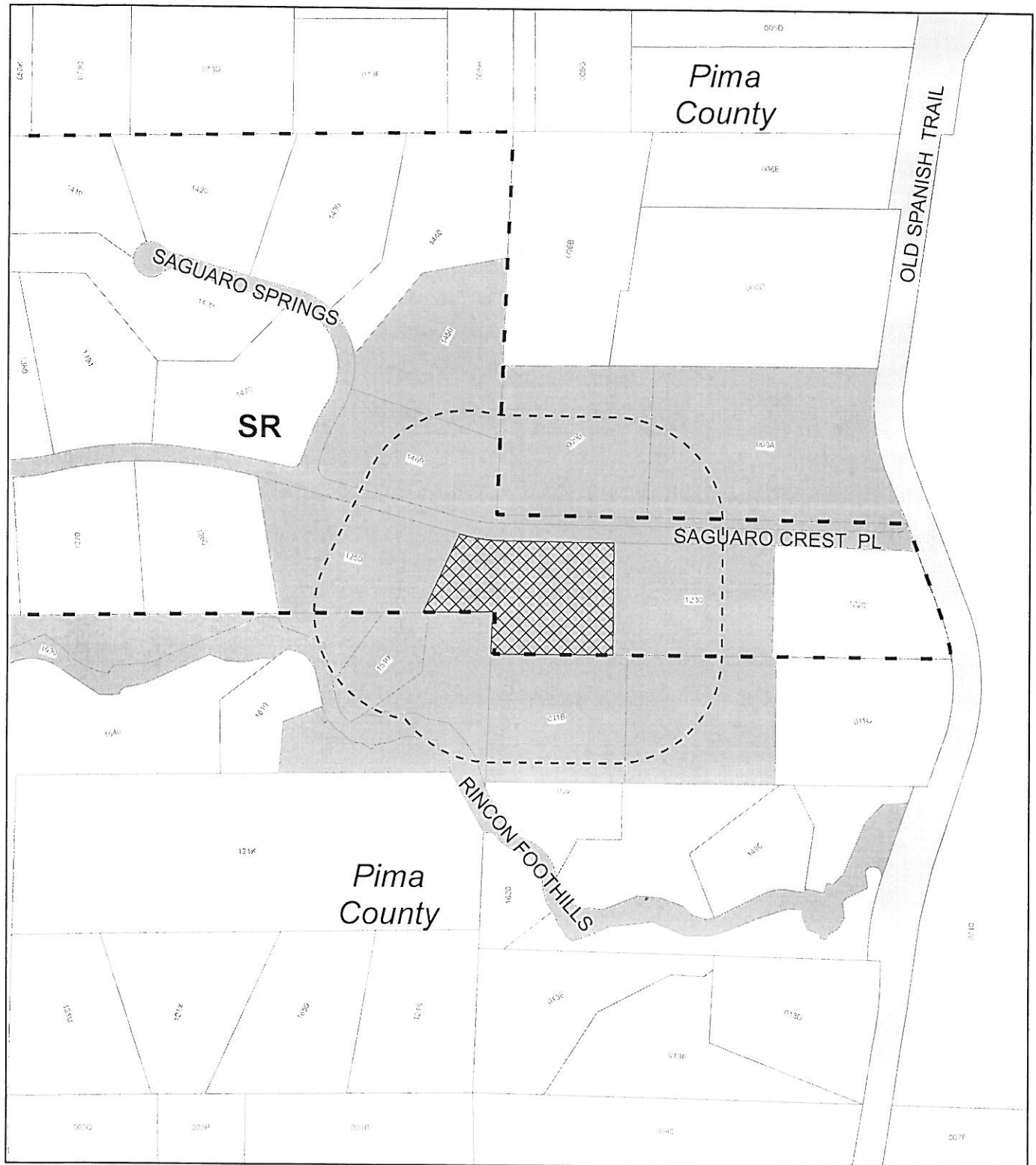
0000

Feet

1 inch = 1,718.731955 feet

N

Board of Adjustment
T17PRE0017 - Saguaro Crest Place



Petitioned Area
 300' Notification Area
 Properties Noticed
 Zoning Boundary

SR Existing Zoning of Petitioned Area
 Address: 11946 E. Saguaro Crest Place
 Base Map: Sec.5 T.15 R.16

Created by: JR, 3/9/2017



0 200 400
 Feet
 1 inch = 400 feet



205661480
SAGUARO TRAILS ESTATES HOA
ATTN: PAT RECH
5393 S SAGUARO SPRINGS PL
TUCSON AZ 85747

205661450
RECH ROBERT E & PATRICIA A LIV TR
5393 S SAGUARO SPRINGS PL
TUCSON AZ 85747

20565009A
5400 OST LLC
16010 S 11TH PL
PHOENIX AZ 85048

20565009B
PHILLIPS DAVID & MONICA J JT/RS
5390 S OLD SPANISH TRL
TUCSON AZ 85747

205661460
WAKE AKIO & JUDY TR
11855 E SAGUARO CREST PL
TUCSON AZ 85747

205661250
BOSWORTH TR
ATTN: KARL & TAE KYONG BOSWORTH TR
11856 E SAGUARO CREST PL
TUCSON AZ 85747

205661240
MEISTER MARVIN & NANCY CP/RS
795 PARK LN
HOFFMAN ESTATES IL 60192

205661230
SZPERLING FAMILY LIVING TR
ATTN: SEVERIN & ALFREDA SZPERLING TR
431 S VIA DE LOS ROSALES
TUCSON AZ 85711

205661640
TITLE SECURITY AGENCY OF AZ TR 814
ATTN: THE LAND HOLDINGS GROUP
1771 E FLAMINGO RD STE 115 BLDG A
LAS VEGAS NV 89119

20565011B
MAZUR RICHARD JOHN & TINA JANE & MAZUR
KELLY MICHELLE S ALL JT/RS
5532 S OLD SPANISH TRL
TUCSON AZ 85747

20565011D
ROBINSON ORAN J & MARJORIE A JT/RS
5540 S OLD SPANISH TRL
TUCSON AZ 85747

T17PRE0017 created-3/9/2017
Expires 5/9/2017

Shirley Scott
Ward 4
8123 E. Poinciana
Tucson, AZ 85730

Keith Miller
N.A.-Mesquite Ranch
Tucson, AZ

Sammel Hagadorn
N.A.-Mesquite Ranch
Tucson, AZ 85747

Cindy Copley
N.A.-Mesquite Ranch
Tucson, AZ 85747

Anita Bhappu
N.A.-Houghton South (formerly Civano)
5274 S Civano Blvd
Tucson, AZ 85747

Jonathan Rothschild
Mayor
255 W. Alameda ST
Tucson, AZ 85701

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This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: MANVIN & NAWAY M & S

11946 E SAVANNAH DR

TUCSON AZ

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PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE
PAID
DES PLAINES, IL
MAR 16 17
AMOUNT
\$1.35
R2305K13959



**UNITED STATES
POSTAL SERVICE®**

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\$1.35
R2305K1395



**UNITED STATES
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Certificate of Mail

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From: MARVIN & NANCY MEISTER

11946 E SAGUARO CREST

TUCSON AZ

85747

To: _____

U.S. POSTAGE
DES. PLAINES, IL
MAR 16 17
\$1.35
R2305K13959



**UNITED STATES
POSTAL SERVICE®**

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From: MARVIN & NANCY MEISTER

11946 E SAGUARO CREST

TUCSON AZ

85747

To: _____

U.S. POSTAGE
DES. PLAINES, IL
MAR 16 17
\$1.35
R2305K139592



**UNITED STATES
POSTAL SERVICE®**

Certificate of Mail

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From: MARVIN & NANCY MEISTER

11946 E SAGUARO CREST

TUCSON AZ

85747

To: _____

WAKE AKIO & JUDY TR
11855 E SAGUARO CREST PL
TUCSON AZ 85747

**UNITED STATES
POSTAL SERVICE®**

Certificate of Mail

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From: MARVIN & NANCY MEISTER

11946 E SAGUARO CREST

TUCSON AZ

85747

To: _____

BOSWORTH TR
ATTN: KARL & TAE KYONG BOSWORTH TR
11856 E SAGUARO CREST PL
TUCSON AZ 85747

U.S. POSTAGE
PAID
DES PLAINES, IL
MAR 16 17
60018
\$1.35
R2305K139592



Certificate Of Mail

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: MARVIN & NANCY MEIST

11946 E SAGUARO CREST

TUCSON AZ

85747

To: 20565009A

5400 OST LLC

16010 S 11TH PL

PHOENIX AZ 85048

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE
PAID
DES PLAINES, IL
MAR 16 17
60018
\$1.35
R2305K139592



Certificate Of Mail

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From: MARVIN & NANCY MEIST

11946 E SAGUARO CREST

TUCSON AZ

85747

To: 20565011D

ROBINSON ORAN J & MARJORIE A JT/RS

5540 S OLD SPANISH TRL

TUCSON AZ 85747

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE
PAID
DES PLAINES, IL
MAR 16 17
60018
\$1.35
R2305K139592-2



Certificate Of Mail

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: MARVIN & NANCY MEIST

11946 E SAGUARO CREST

TUCSON AZ

85747

To: 205661230

SZPERLING FAMILY LIVING TR

ATTN: SEVERIN & ALFREDA SZPERLING TR

431 S VIA DE LOS ROSALES

TUCSON AZ 85711

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE
PAID
DES PLAINES, IL
MAR 16 17
60018
\$1.35
R2305K139592



Certificate Of Mail

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From: MARVIN & NANCY MEIST

11946 E SAGUARO CREST

TUCSON AZ

85747

To: Cindy Copley

N.A.-Mesquite Ranch

Tucson, AZ 85747

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE
PAID
DES PLAINES, IL
MAR 16 17
60018
\$1.35
R2305K139592



Certificate of Mailing

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This form may be used for domestic and international mail.

From: MARVIN & NANCY MUST

11946 E SAGUARO BL

TUCSON AZ

85747

205661240

MEISTER MARVIN & NANCY CP/RS

795 PARK LN

HOFFMAN ESTATES IL 60192



1000

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE
PAID
DES PLAINES, IL
MAR 16 17
60018
\$1.35
R2305K139592



Certificate of Mailing

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From: MARVIN & NANCY MUST

11946 E SAGUARO BL

TUCSON AZ

85747

205650118

MAZUR RICHARD JOHN & TINA JANE & MAZUR

KELLY MICHELLE S ALL JT/RS

5532 S OLD SPANISH TRL

TUCSON AZ 85747



1000

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE
PAID
DES PLAINES, IL
MAR 16 17
60018
\$1.3
R2305K139



Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From: MARVIN & NANCY MUST

11946 E SAGUARO BL

TUCSON AZ

85747

To:

SAGUARO TRAILS ESTATES HOA

ATTN: PAT RECH

5393 S SAGUARO SPRINGS PL

TUCSON AZ 85747



1000

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE
PAID
DES PLAINES, IL
MAR 16 17
60018
\$1.35
R2305K139592



Certificate of Mailing

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From: MARVIN & NANCY MUST

11946 E SAGUARO BL

TUCSON AZ

85747

To:

RECH ROBERT E & PATRICIA A LIV TR

5393 S SAGUARO SPRINGS PL

TUCSON AZ 85747



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PS Form 3817, April 2007 PSN 7530-02-000-9065

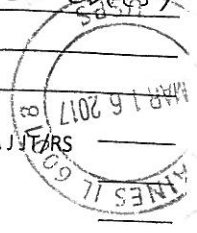


Certificate Of Mailing

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From: MARVIN & NANCY MEISTER
11946 E SAGUARO CANYON
TUCSON AZ
85747

To: PHILLIPS DAVID & MONICA JUTARS
5390 S OLD SPANISH TRL
TUCSON AZ 85747



U.S. POSTAGE
PAID
DES PLAINES, IL
60018
MAR 16 17
AMOUNT

\$1.35
R2305K139591



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NOTICE
BOARD OF ADJUSTMENT
PUBLIC HEARING
TO CONSIDER A

ZONING VARIANCE

C10-17-09

MEISTER RESIDENCE DETACHED RV GARAGE /
MARVIN AND NANCY MEISTER /
11946 EAST SAGUARO CREST PLACE, SR

The applicants are proposing to construct a new 1,152 square foot detached accessory structure (RV garage) with a building height of 19 feet in the area defined as the front yard. The applicants are requesting variances to allow construction of the detached garage in the area extending the full width of the lot between the principal building and the front street lot line; and in excess of the maximum allowable height, all as shown on the submitted plans.

----- PUBLIC COMMENT PERIOD -----

June 28, 2017

Written comments may be submitted to PUSD as noted below.

----- DATE and TIME OF HEARING -----

June 28, 2017 at or after 1:30 PM

----- LOCATION -----

Mayor and Council Chambers
First Floor, City Hall
255 West Alameda Street, Tucson, Arizona

----- APPLICANT -----

MARVIN AND NANCY MEISTER
11946 EAST SAGUARO CREST PLACE
TUCSON, AZ 85747

----- FOR INFORMATION CONTACT -----
PLANNING & DEVELOPMENT SERVICES DEPARTMENT (PDS)

PO BOX 27210
TUCSON AZ 85726-7210
(520) 791-5550

DSD_Zoning_Administration@tucsonaz.gov

Time Stamp

4/21/17

AFFIDAVIT

Public Notice Posting

City of Tucson

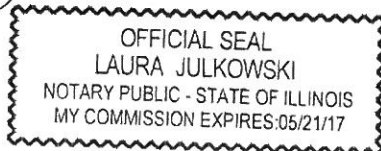
I MARVIN MEISTER (full name),
____ (business name),
____ (business address),

do hereby swear or affirm that on 4-21-17 (date), I personally
installed/supervised the installation of 1 (number) of public notice
posters per City of Tucson requirements for case C10-17-09 (case number)
on the subject property located at 11946 E SAGUARO ^{CREST PLACE} (address/location).

Marvin Meister (signature of declarant)
4-21-17 (date)

Notary:

Laura Julkowski

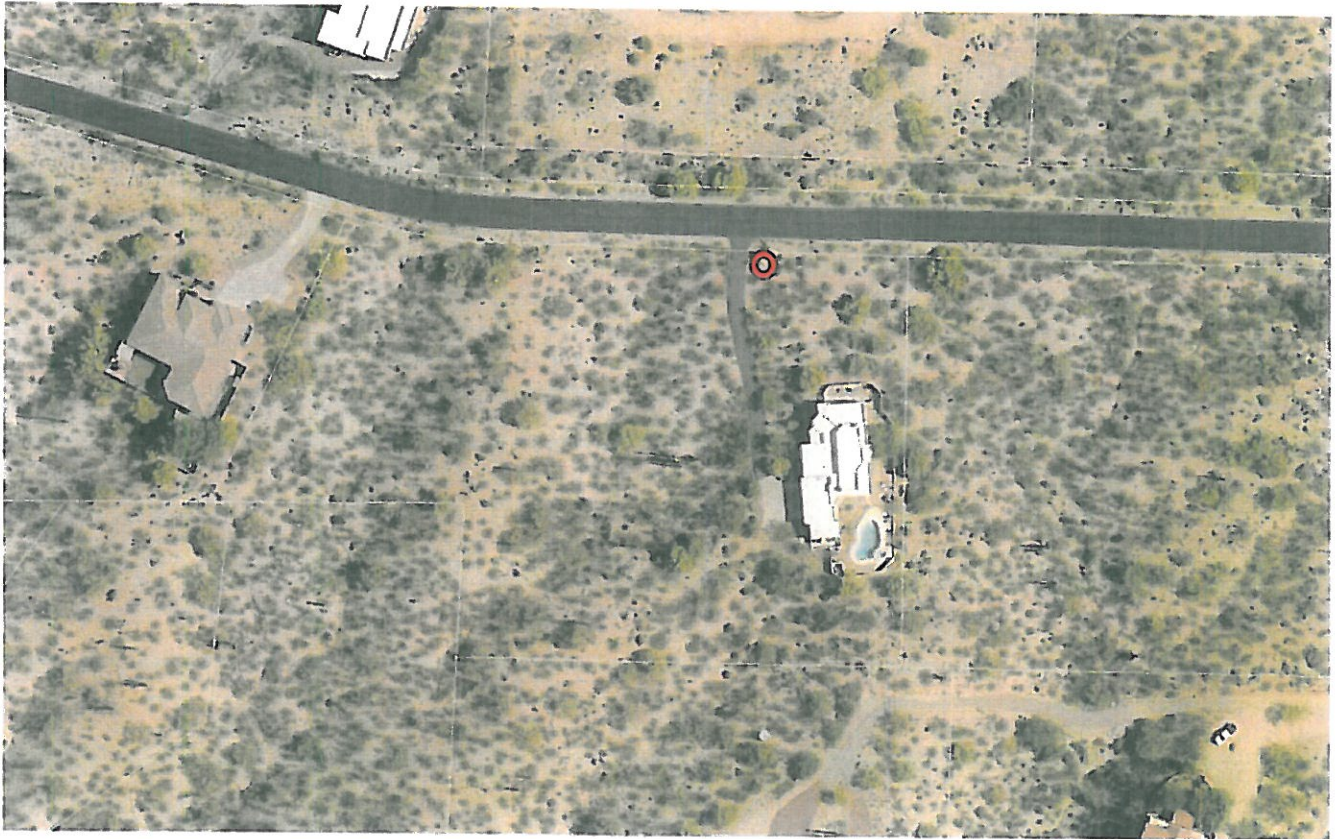


Attachments:

Posting location map
Color Photograph of sign(s)




SIGN POST MAP



Case: C10-17-09

The sign must be posted per regulations no later than 12 noon on May 3, 2017 in the general area shown by the circle. Please note: Failure to meet posting requirements will result in the case not being heard at the public hearing.

Please submit the signed affidavit and photo(s) of the posted sign no later than **Wednesday, May 3, 2017**. The sign must be removed no sooner than May 25 and no later than May 30, 2017.

 *Approximate location to post sign*

NOTICE
BOARD OF ADJUSTMENT
PUBLIC HEARING
ZONING VARIANCE
CITY OF PHOENIX

THE BOARD OF ADJUSTMENT HAS REVIEWED THE APPLICATION FOR A ZONING VARIANCE FOR THE PROPERTY DESCRIBED BELOW. THE BOARD HAS DETERMINED THAT THE VARIANCE IS IN THE BEST INTERESTS OF THE CITY AND HAS GRANTED THE VARIANCE.

PROPERTY ADDRESS: 12345 N. 1ST AVE., PHOENIX, AZ 85018
APPLICANT: JOHN DOE
PROPERTY OWNER: JANE SMITH
VARIANCE TYPE: ZONING VARIANCE
VARIANCE DESCRIPTION: VARIANCE FROM ZONING DISTRICT 1 TO ZONING DISTRICT 2 FOR THE PURPOSE OF CONSTRUCTING A SINGLE-FAMILY RESIDENTIAL HOME.

THE BOARD OF ADJUSTMENT HAS REVIEWED THE APPLICATION FOR A ZONING VARIANCE FOR THE PROPERTY DESCRIBED BELOW. THE BOARD HAS DETERMINED THAT THE VARIANCE IS IN THE BEST INTERESTS OF THE CITY AND HAS GRANTED THE VARIANCE.

PROPERTY ADDRESS: 12345 N. 1ST AVE., PHOENIX, AZ 85018
APPLICANT: JOHN DOE
PROPERTY OWNER: JANE SMITH
VARIANCE TYPE: ZONING VARIANCE
VARIANCE DESCRIPTION: VARIANCE FROM ZONING DISTRICT 1 TO ZONING DISTRICT 2 FOR THE PURPOSE OF CONSTRUCTING A SINGLE-FAMILY RESIDENTIAL HOME.



